

Resolution No. 88-172

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR SEAWALK AT PONTE VEDRA
FORMERLY MARSH LAKE AT PONTE VEDRA
LOCATED WITHIN THE PARCEL OF LAND ZONED P.U.D.
PURSUANT TO ORDINANCE NUMBER 84-49

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA:

SECTION 1. Pursuant to a request for approval made by Schmidt
Development Corporation in accordance with Section 8-3 of the St. Johns
County Zoning Ordinance, and subsequent review and approval by the
St. Johns County Planning and Zoning Agency, the Final Development Plan
attached hereto as Exhibit "A" is hereby approved in reliance upon, and
in accordance with the representation and statements made in the written
submission statement attached hereto as Exhibit "B", typical lot layout
attached hereto as Exhibit "C" and letter dated June 3, 1988.

SECTION 2. All building code, zoning ordinance, and other land use
and development regulations of St. Johns County are applicable to this
development except those permitting variances and special exceptions and
except to the extent that they conflict with specific provisions of the
approved development plan or P.U.D. (PSD) Ordinance. Modification to
approved development plans by variance or special exception shall be
prohibited. All such modifications shall follow the P.U.D. (PSD)
amendment procedures provided for in the St. Johns County Zoning
Ordinance.

SECTION 3. All attachments included herein are incorporated herein
and made a part of the adopting ordinance.

ADOPTED THIS 14th DAY
OF JUNE 1988

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By Lawrence O. Bentley
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By Spencer M. McDonald
Deputy Clerk
Adopted Regular Meeting

EXHIBIT B
TO THE RESOLUTION

FINAL DEVELOPMENT PLAN
FOR
SINGLE FAMILY SUBDIVISION
KNOWN AS
SEAWALK AT PONTE VEDRA
FORMERLY MARSH LAKE AT PONTE VEDRA
P.U.D ORDINANCE 84-49

SCHMIDT DEVELOPMENT CORPORATION

MAY 12, 1988

"

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a P.U.D.", the attached Final Development Plan/Preliminary Plat prepared by Robert M. Angas & Associates (Exhibit "A"), and the following text regarding compliance with Section 8-4 "Standards and Criteria" are submitted for your consideration.

8-4-1 Density of Development

The total ground occupied by buildings and structures for residential use shall not exceed 35 percent of the total ground area of that portion of the P.U.D. devoted to residential use. The overall project has a gross density of 2.0 du./ac.

8-4-2 Open Space

The property contains approximately 14.1 acres of open space, consisting mainly of lakes and wetland and marsh areas that will be utilized as common area for passive recreation and conservation. A recreation area consisting of .34 acres, to include a pool and gazebo, will also be provided for active recreation.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction

All development which is to occur within the property will comply with the spirit and intent of the zoning ordinance. The final development plan reflects a total of 80 single family, zero-lot line units as shown on Exhibit "C". This plan also reflects minimum setback and property lines which are measured to the building's foundation.

8-4-4 Project Size

The P.U.D. consists of 38.5 acres more or less.

8-4-5 Support Legal Documents for Open Space

The property contains 14.1 acres of open space including the active recreation area. This area, as well as others, will be maintained by a Homeowners Association. The project also contains approximately 4.5 acres of private right-of-way that will be maintained by the Association.

8-4-6 Access

Access to each single family dwelling unit shall be provided by a 50' private road right-of-way loop system within the project.

8-4-7 Privacy


Each dwelling unit within the project will provide visual and acoustical privacy to the extent possible. This screening will be achieved primarily through landscaping. Landscaping will also be provided for the enhancement of the property. Every effort shall also be made to preserve and maintain natural vegetation where possible.

8-4-8 Community Facilities

- A. All road right-of-ways within the project will be approved private and will be built to county standards. All utilities within the project will be underground and will be provided by Ponte Vedra Utilities and Jacksonville Beach Electric.
- B. All requirements for off street parking will be provided in accordance with Section 9-3 of the St. Johns County Ordinance.
- C. Access to the project shall provide adequate provision for fire fighting equipment and any other typical service vehicle. Access points will be provided via a permitted private road causeway extending from State Road 203 (Ponte Vedra Boulevard) to the interior loop road within the project.

Access will also be provided by an existing private 60' road right-of-way from A.I.A. through Ponte Vedra Beach Village. The locations of fire hydrants and water and sewer lines serving the property are depicted on the Final Development Plan (Exhibit "A").

- D. All utilities serving the property including telephone, power, cable television, sewer lines, and water lines will be installed underground.
- E. Specifications for street design shall conform to the rules and regulations adopted by St. Johns County Board of County Commissioners.
- F. Drainage: The general drainage plan for the property so as to prevent damage to abutting parcels and streets is graphically depicted on the Final Development Plan (Exhibit "A") as easements for utilities and drainage.



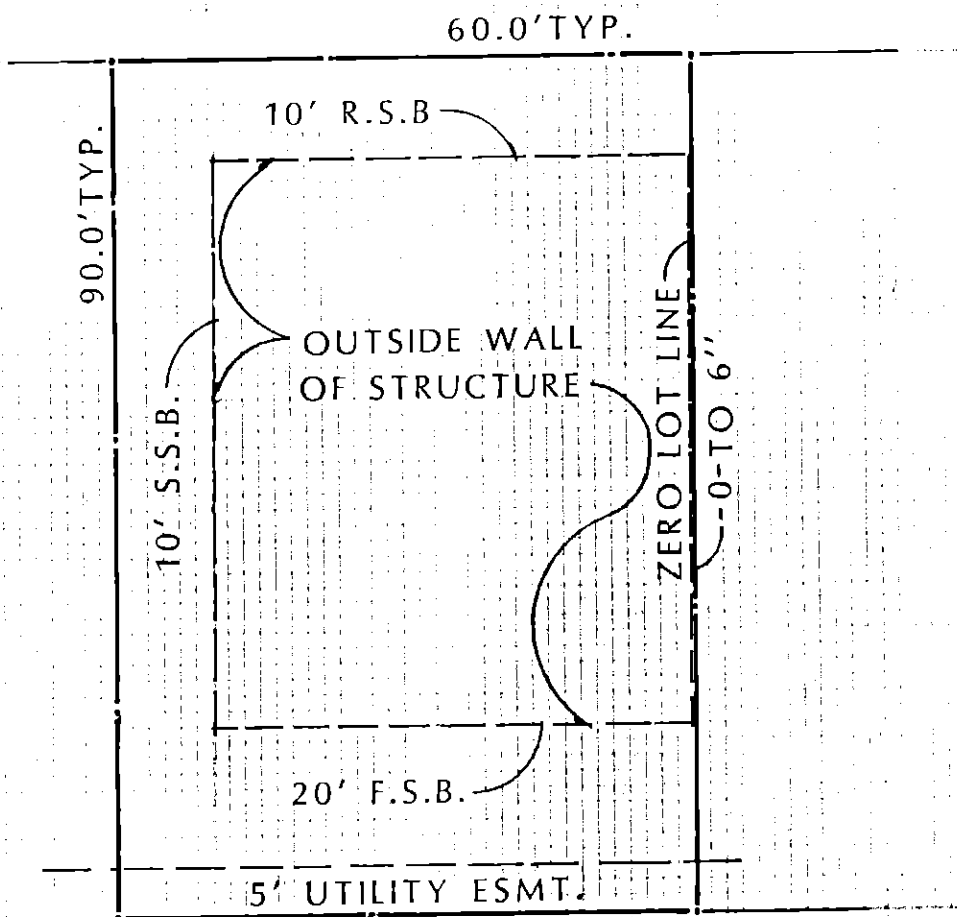
Authorized Agent for
Schmidt Development Corporation

MEMO

date: 5-12-88
from:
to:

project: SEAWALK
number: 86-163
subject: FINAL DEV. PLAN

EXHIBIT "C"



TYP. LOT PLAN

SCALE 1" = 20'-0"

Schmidt Development Corporation

June 3, 1988

Mrs. Betty Sue Solana
Planning and Zoning Department
P. O. Drawer 349
St. Augustine, Florida 32085-0349

RE: Seawalk at Ponte Vedra - Final Development Plan

Dear Mrs. Solana:

Response to the preliminary Staff comments addressed in your letter of May 24, 1988 and May 27, 1988 are as follows:

1. "Fire hydrants must be shown on Final Development Plans." A review of the Final Development Plans drawing and Engineering Plans reveal that fire hydrant locations are shown on each of the above.
2. "What is the 'active recreational' area? When will it be constructed and by whom?" The "active recreational" area is identified as "Recreation Area" on the Final Development Plan drawing. The improvements to be constructed in this area are to be a swimming pool and gazebo as set forth in Section 8-4-2 of the Final Development Plan. Construction of these improvements shall commence within twelve months from the date of initiating construction of the first residential unit within the development. The Active Recreational Area improvements are constructed by the developer through a licensed pool contractor and building contractor.
3. "Will garages be allowed or required?" Garages are incorporated on the Building Plans of all units.
4. "Will accessory uses (pools, spas, utility building, etc.) be allowed? If so, give minimum setbacks, etc." Private swimming pools, spas, and garden buildings shall be permitted within the development. Construction of the above at a private residence shall be subject to the approval of the Seawalk Architectural Control Committee to assure compliance with architectural controls set forth in the "Covenants and Restrictions". The minimum setbacks for the above structures shall conform to the minimum setbacks set forth in the St. Johns County Zoning Code except that the cool deck (sidewalk) around a swimming pool may extend to the side and/or rear property lines.

I have discussed the Fire Services Departments' comments set forth in your letter of May 27, 1988 with Mr. Frank McElroy. After a review of the Commissions' intent to prohibit the flow of through-traffic between A-1-A and Ponte Vedra Boulevard, Mr. McElroy observed that the existing design was acceptable due to the following circumstances:

1. The island required to support the traffic control gate is of a minimum length.
2. The gate is designed to break away when emergency access is necessary.

3350 Koni Road • Jacksonville, Florida 32217 • (904) 268-7576

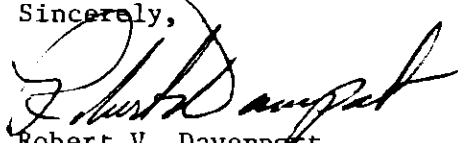
Schmidt Development Corporation

3. A secondary access is available to the development by way of the Seawalk Drive causeway from Ponte Vedra Boulevard.

Access cards or codes shall be provided to all public safety and service departments (ie. fire, police, garbage, postal, utility, etc.)

Should additional clarification be necessary, please contact me immediately.

Sincerely,



Robert V. Davenport
Vice President

RVD/fcd